

city of saint paul  
planning commission resolution  
file number 03-42  
date April 25, 2003

**Traditional Neighborhood Zoning Districts and Zoning Code Reformatting**

WHEREAS, the Land Use Plan chapter of the Saint Paul Comprehensive Plan, adopted by the City Council on March 3, 1999, (with final adoption on February 6, 2002, after Metropolitan Council review) calls for amending the Zoning Code to support development of urban villages and a full range of housing options through urban village zoning districts that allow a mix of housing and commercial uses along with design guidelines and an efficient process for public review, and also to permit secondary dwellings such as “mother- in-law apartments” in certain conditions; and

WHEREAS, the Housing Plan chapter of the Saint Paul Comprehensive Plan, adopted by the City Council on January 8, 1999, (with final adoption on January 9, 2002, after Metropolitan Council review) calls for streamlining the zoning approval process for new types of development along with design guidelines and quality standards that protect neighborhoods while making high-quality attached housing easier to provide, and also recommends amending the Zoning Code to provide for secondary and live-work dwellings in certain conditions; and

WHEREAS, the Saint Paul Housing Action Plan 2002, adopted by the City Council on June 26, 2002, specifically calls for adoption of urban village zoning text amendments, provisions to allow carriage house and secondary dwellings, and continuing steps to bring the Zoning Code into conformance with the comprehensive plan; and

WHEREAS, Minnesota Statutes §473.865 requires local official controls such as the Zoning Code to be amended to conform with the comprehensive plan; and

WHEREAS, §64.400 of the Zoning Code provides for amendments to the Zoning Code by the City Council, with Planning Commission review and recommendation; and

WHEREAS, in December 1999, the Metropolitan Council awarded the City of Saint Paul a \$50,000 grant to develop traditional neighborhood zoning districts; and

WHEREAS, the Department of Planning and Economic Development and Department of License, Inspections and Environmental Protection have collaborated in a zoning study to develop traditional neighborhood zoning districts; and

moved by Kramer  
seconded by \_\_\_\_\_  
in favor Unanimous  
against \_\_\_\_\_

WHEREAS, the current organization of the Saint Paul Zoning Code, with dozens of somewhat random lists of land uses and conditions for uses, redundant and inconsistent language, and a confusing web of relationships and references among the lists of land uses under various zoning districts, makes the Zoning Code difficult for the public, and even zoning staff, to use and understand; and

WHEREAS, the new traditional neighborhood zoning regulations should function simply, clearly and efficiently, without creating new administrative burdens; should fit seamlessly into the existing Zoning Code; and ideally should help make zoning regulations simpler and easier to use; and

WHEREAS, development of a major new set of traditional neighborhood zoning districts is an opportunity to develop a more streamlined format for the Zoning Code as a whole, as well as more streamlined zoning approval processes; and

WHEREAS, the proposed more streamlined format, with land use tables for each zoning district category and land use standards and conditions logically organized by land use category, would be more user-friendly, much easier to use when accessed on the city web site, and of significant value to Saint Paul; and

WHEREAS, the existing OS-2 General Office-Service District was adopted two years ago as a temporary district to provide for development planned for the West Side Flats and the Upper Landing, and is intended to be replaced by the new TN3 Traditional Neighborhood District; and

WHEREAS, the *Upper Landing Urban Design Master Plan* was adopted by the City Council on February 14, 2001, and the *West Side Flats Master Plan and Development Guidelines* was adopted by the City Council on December 19, 2001; and

WHEREAS, the Planning Commission conducted a public hearing on the Traditional Neighborhood Zoning Districts and Zoning Code Reformatting Zoning Study on July 26, 2002, where all persons present were afforded an opportunity to testify concerning the content and recommendations of the zoning study; and

WHEREAS, the Planning Commission, based on testimony at the public hearing and the recommendations of planning staff, finds that the zoning code amendments proposed for Chapters 60 through 69 of the Saint Paul Legislative Code pertaining to traditional neighborhood zoning districts and zoning code reformatting, as reflected in the attached zoning study and recommendations, adequately protect and balance the interests of parties affected by these zoning regulations;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends the attached amendments to Chapters 60 through 69 of the Legislative Code as proposed in the Traditional Neighborhood Zoning Districts and Zoning Code Reformatting Zoning Study; and

BE IT ALSO RESOLVED, that the Planning Commission recommends that the existing OS-2 General Office-Service District be replaced with the new TN3 Traditional Neighborhood District, and that all property on the West Side Flats and Upper Landing currently zoned OS-2 General Office-Service be rezoned to TN3 Traditional Neighborhood District; and

BE IT FURTHER RESOLVED, that the Commission by this resolution directs planning staff to forward the Commission's recommendation to the Mayor and City Council for their consideration and action.